

WELWYN HATFIELD BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE – 13 SEPTEMBER 2018
REPORT OF THE CORPORATE DIRECTOR (PUBLIC PROTECTION, PLANNING
AND GOVERNANCE)

Appeal Decisions 03/08/2018 to 30/08/2018

6/2017/2957/HOUSE	
DCLG No:	APP/C1950/D/18/3202429
Appeal By:	Mr & Mrs M Guvener
Site:	Wildewood Kentish Lane Brookmans Park Hatfield AL9 6JG
Proposal:	Erection of ground floor extension & construction of a basement following evacuation and demolition of existing pool area and removal of external paving and terraced areas
Decision:	Appeal Dismissed
Decision Date:	08/08/2018
Delegated or DMC Decision:	Delegated
Summary:	<p>The main issues in the appeal are whether the proposal would be inappropriate development in the Green Belt, the effect on openness and whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations and if this would amount to very special circumstances (vsc). The Inspector noted that, in this case, the original building was that constructed subsequent to planning permission granted in 1998, which involved the demolition of existing buildings on the site and their replacement with a new dwelling. It was noted that, since planning permission was granted, there have been a variety of extensions and alterations to the property. The Inspector noted that there was general agreement that the increase in floorspace since the original house was built, that would result from the appeal proposal would be in the region of 65%. The Inspector considered this to represent a disproportionate addition, particularly since it would appear that the cumulative increase in footprint could be around 100% and there would be a significant increase in bulk and volume. The proposal was therefore considered to be inappropriate development that is harmful to the Green Belt. The Inspector also found that the proposal would harm the openness of the Green Belt by virtue of the additional bulk and scale, and by virtue of its position, design and width, it would be harmful to the character and appearance of the existing dwelling. The Inspector found that there were no very special circumstances that would outweigh the identified harm in this case. The appeal was dismissed.</p>